

CITY of MODESTO

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	182,700
Annual Single-Family Units Permitted (1996-98, Avg.):	487
Annual Multi-Family Units Permitted (1996-98, Avg.):	64
Total Annual Residential Units Permitted (1996-98, Avg.):	551

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	N	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	N	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	N	<input checked="" type="checkbox"/> 17. Fire Service Fees	Y
<input type="checkbox"/> 5. Engineering / Public Works Dept. Fees	-	<input checked="" type="checkbox"/> 18. Police Service Fees	Y
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input checked="" type="checkbox"/> 21. School District Mitigation Fees	Y
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	Y
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	N	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	N	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	N	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	Y

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	Y
Affordable Housing Fee Waiver	Y
Senior Housing Fee Reduction	Y
Senior Housing Fee Waiver	Y
Fee Types Reduced or Waived:	Planning; Capital Facilities; School

iv. Use of Mello-Roos in this Jurisdiction:

single-family	> 75%
multi-family	> 75%

v. Nexus Reports

-CFF Document'n of Justification for Impact Fee Mit'n (1999) - cap facils

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of New Subdivision in this Jurisdiction: North Modesto - Village One
Merle Avenue @ Roselle Avenue

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration - GP Master EIR complete

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-streets, frontage & infras. city funded thru CFD; soundwall, anti-graffiti vines
-Internal Site Improvements:	-dedication of streets and infrastructure, full street and infrastructure dev't, utility undergrounding, curbs, gutters, sidewalks, st. lights, detention basins, bike trails or lanes, relocate agriculture irrigation lines
-Common Amenities / Open Space:	-fees; land dedication req'd
-Project Management Requirements:	-Conditions of Approval; particip'n in Community Facilities Dist; Subdivision Improvement Agreement
-Typical Reporting:	-geotechnical, hydrology

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	53.30
Private Garage Valuation Price per Sq. Ft.	19.36
Total Valuation per Unit	140,994
Total Valuation per 25 Unit Subdivision Model	3,524,850

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	deposit		3,000
Rezoning Fee	flat		1,000
Planned Development Zoning Fee	flat		1,105
Plot Plan Review	flat		550
Tentative Subdivision Map Fee	flat		730
Final Map Fee	385 flat 1st 10 lots + 7.85 ea add'l lot		503
Development Agreement	flat		940
Initial Study City Processing Fee	flat		485
Initial Study - County Recording Admin Fee	flat		50
Subtotal Planning Fees			8,363

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee (all inclusive)	2900sf @ .40/sf	1,160	29,000
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	14.10	353
Improvement Plan Checking	335 flat 1st 10 lots + 10.75 ea add'l lot		496
Property Owner's Ass'n Doc. Checking Fee	flat per unit	185	4,625
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Sewer Permit Fee	flat per unit	20	500
Sewer Inspection Fee	flat per unit	15	375
Monument Deposit	flat per project	40	40
Street Name / Traffic Signs	175 per intersection (3)		525
Subtotal Plan Check, Permit & Inspection Fees			35,914

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Modesto Irrig'n Dist Electrical Undergr'g Fee	flat per unit	60	1,500
Modesto City SD - Village One Mello Fee	3.77 / sf	9,425	235,625
County - Public Facilities Fee	flat per unit	2,594	64,850

City - Bedroom Tax	15 / 1st bdrm + 5 / ea add'l bdrm	750
City - CFD Village One Residential ¹	31,796.88 / acre	158,984
City - CFF Fee ²	flat per unit 5,947	148,675
City - Construction Water Fee	flat per project	77
City - Water Systems Fee	.05 / sf of lot area 346.50 (based on 6930 avg lot)	8,663
City - Water Main Connection Charge	18 / LF lot frontage 1170	29,250
City - Fireservice Valve Check Charge	479 per valve	479
City - Water Meter Fee	flat per meter 115	2,875
City - Water Connection for Main Extension	flat per connection	2,820
City - Sewer Plant Bond Redemption Charge	flat per unit 500	12,500
City - Subtrunk Charge	645 / acre	3,225
City - Sewer Lateral Charge	33 / LF (30 LF / unit) 990	24,750
Subtotal Infrastructure, Impact & District Fees		695,023

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	739,300
Total Fees per Unit (total from above / 25 units)	29,572

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	East Modesto Yosemite Boulevard @ Claus Road
iii. Expected Environmental Assessment Determination:	Categorical Exemption
iv. Typical Jurisdictional Requirements for this Model:	

-Site Improvements	-upgrade to current citywide infrastructure standards
-Typical Reporting	-none

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	53.30
Private Garage Valuation Price per Sq. Ft.	19.36
Total Valuation per Model	140,994

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Plot Plan Review	flat		550
Initial Study - County Recording Admin Fee	flat		50
Subtotal Planning Fees			600

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee (all inclusive)	2900sf @ .40/sf	1,160	1,160
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	14.10	14
Improvement Plan Checking	335 flat		335
Property Owner's Ass'n Doc. Checking Fee	flat per unit	185	185
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Sewer Permit Fee	flat per unit	20	20
Sewer Inspection Fee	flat per unit	15	15
Bedroom Tax	15 / 1st bdrm + 5 / ea add'l bdrm		30
Subtotal Plan Check, Permit & Inspection Fees			1,759

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Modesto Irrig'n Dist Electrical Undergr'g Fee	flat per unit	60	60
Modesto City SD - Impact Fee	1.93 / sf	4,825	4,825
County - Public Facilities Fee	flat per unit	2,594	2,594
City - CFF Fee ²	flat per unit	5,947	5,947
City - Construction Water Fee	flat per project		77
City - Water Systems Fee	.05 / sf of lot area	300 (based on 6000 avg lot)	300
City - Water Main Connection Charge	18 / LF lot frontage	1080	1,080
City - Water Meter Fee	flat per meter	115	115
City - Sewer Plant Bond Redemption Charge	flat per unit	500	500
City - Subtrunk Charge	645 / acre		84
City - Sewer Lateral Charge	33 / LF (30 LF / unit)	990	990
Subtotal Infrastructure, Impact & District Fees			16,572

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	18,931
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of New Subdivision in this Jurisdiction:	North Modesto - Village One Merle Avenue @ Roselle Avenue
iii. Expected Environmental Assessment Determination:	Mitigated Negative Declaration - GP Master EIR complete
iv. Typical Jurisdictional Requirements for this Model:	

-Off-Site Improvements:	-streets, frontage & infras. city funded thru CFD; soundwall, anti-graffiti vines
-Internal Site Improvements:	-dedication of streets and infrastructure, full street and infrastructure dev't, utility undergrounding, curbs, gutters, sidewalks, st. lights, detention basins, bike trails or lanes, relocate agriculture irrigation lines
-Common Amenities / Open Space:	-fees; land dedication req'd; discretionary negotiation of common amenities, incl: tot lot, turf & active recreation space, community hall, BBQ/picnic area?
-Project Management Requirements:	-Conditions of Approval; particip'n in Community Facilities District; Management Agreement; Management Guarantee
-Typical Reporting:	-geotechnical, hydrology

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	50.38
Private Garage Valuation Price per Sq. Ft.	19.36
Total Valuation per Unit	54,252
Total Valuation per 45 Unit Multi-Family Development Model	2,441,340

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	deposit		3,000
Rezoning Fee	flat		1,000
Planned Development Zoning Fee	flat		1,105
Plot Plan Review	flat		550
Development Agreement	flat		940
Initial Study City Processing Fee	flat		485
Initial Study - County Recording Admin Fee	flat		50
Subtotal Planning Fees			7,130
vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n of bldgs		9,975
Plan Check Fee	65% of Bldg Permit		6,484
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	5.43	244
Improvement Plan Checking	335 flat 1st 10 unit + 10.75 ea add'l unit		711
Property Owner's Ass'n Doc. Checking Fee	flat per unit	185	8,325
Electrical Permit Fee	15 flat + fixture count	49	2,205
Plumbing Permit Fee	20 flat + fixture count	72	3,240
Mechanical Permit Fee	15 flat + fixture count	49	2,205
Sewer Permit Fee	flat per unit	20	900
Sewer Inspection Fee	flat per unit	15	630
Monument Deposit	flat per project	40	40
Street Name / Traffic Signs	175 per intersection (2)		350
Bedroom Tax	15 / 1st bdrm + 5 / ea add'l bdrm		900
Subtotal Plan Check, Permit & Inspection Fees			36,209
viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Modesto Irrig'n Dist Electrical Undergr'g Fee	flat per unit	60	2,700
Modesto City SD - Village One Mello Fee	3.77 / sf	3,770	169,650
County - Public Facilities Fee	flat per unit	2,594	116,730
City - CFD Village One Residential ¹	82,448.20 / acre		244,345
City - CFF Fee ²	flat per unit	2,437	109,665
City - Construction Water Fee	flat per project		77
City - Water Systems Fee	.05 / sf of lot area (based on total project area)		6,534
City - Water Main Connection Charge	18 / LF lot frontage	540	24,300
City - Fireservice Valve Check Charge	479 per valve (2)		958
City - Water Meter Fee	flat per meter & size	115	5,175
City - Water Connection for Main Extension	flat per connection		2,820
City - Sewer Plant Bond Redemption Charge	flat per unit	500	22,500
City - Subtrunk Charge	645 / acre		1,935
City - Sewer Lateral Charge	33 / LF (30 LF / unit)	990	44,550
Subtotal Infrastructure, Impact & District Fees			751,939
ix. Totals			
Total Fees for 45 Unit Multi-Family Model (total of subtotals above)			795,278
Total Fees per Unit (total from above / 45 units)			17,673

Notes: ¹The City of Modesto maintains several geographically based community facility districts. Each district utilizes a separate fee schedule for participation in the district. CFD fees are targeted at districtwide infrastructure and service amenities.

²The City of Modesto Community Facilities Fee is a citywide fee that covers such services as: park land dedication, police services, park and recreation services, fire services, etc.